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TOWN ATTORNEY REPORT

DATE: October 13, 2004

FROM: Monroe D. Kiar

RE: Litigation Update

1. **Sunrise Water Acquisition Negotiations:** On August 27, 2003 and August 28, 2003, Mr. Stanley Cohen met individually with each Councilmember as well as Town Staff and the Town Attorney relevant to exploring the feasibility of the Town acquiring the Sunrise Water System and the Ferncrest Facility. Some time back, The Town Attorney spoke with Ken Cohen during which Mr. Cohen advised the Town Attorney that the Town Staff had finalized its report regarding the acquisition of the Western Area Utilities as well as Ferncrest Utilities in the east and that Staff had distributed its report to the Councilmembers. Mr. Cohen indicated at that time that his Staff would be meeting with the Council seeking its direction as to what action the Town Council wished to take on this matter. On August 24, 2004, the Town Attorney spoke with Mr. Ken Cohen, who indicated that Staff had not yet met with the Council and that there had been no new changes in this matter since the prior Litigation Update Report. At the Town Council Meeting of September 7, 2004, the Mayor and Council requested that this item be placed on a future agenda for discussion purposes. On this date, October 13, 2004, in Mr. Cohen's absence, the Town Attorney spoke with Daniel Colabella of the Utilities Department requesting an update as to the status of this matter. Mr. Colabella indicated that he had provided the Administration with updated utility pricing figures for water in Broward County for single family residences so that information could be incorporated into a future presentation by the Administration to the Town Council.
2. **Town of Davie v. Malka:** As the Town Council has been previously advised, the Town Attorney's Office has kept close contact with the Building Department relevant to the progress of this particular property. The Building Department in turn, has kept a close eye on this particular property owner to ensure that the

property owner was moving ahead with final completion with all additions of the structure as promised. On June 10, 2004, Mr. Hitchcock confirmed that a final inspection had been conducted with regard to the additions to the property and a CO issued. Mr. Hitchcock indicated however, that on June 29, 2004, that Mr. Malka had pulled a pool permit to build a pool. Mr. Hitchcock indicated the pool construction was proceeding. Additionally, the Town Attorney has maintained close contact with Mr. Stallone and Mr. Stallone indicated previously, that there appeared to be no complaints regarding the structure and from a personal visit, he had confirmed that the Malkas had completed the additions to the structure other than the swimming pool. On September 7, 2004, the Town Attorney again spoke with Mr. Stallone who indicated that at that time, no notices of violation had been issued against Mr. Malka for any matters, but the Homeowners Association had apparently advised Mr. Stallone that it had not approved the plans for Mr. Malka's proposed swimming pool. Mr. Stallone indicated at that time that he and Mr. Hitchcock were working with the president of the Homeowners Association and Mr. Malka in an effort to resolve this issue. Mr. Stallone reiterated this fact during a telephone conversation with the Town Attorney on September 28, 2004. On October 13, 2004, the Town Attorney spoke with Mr. Stallone regarding this matter. As indicated above, all additions to the structure other than the swimming pool, have finally been completed after many years. As indicated above, a final CO has also been issued. With regard to the swimming pool, Mr. Stallone indicated that it was his belief that the issue was one between the property owner and the Homeowners' Association and did not involve a legal issue regarding the Town. As a consequence, it was agreed that this matter would be removed from the Litigation Update Report at this time. This matter had originally been placed on the Town Attorney's Litigation Update Report pursuant to the direction of the Town Council so that it could closely monitor the progress of this construction.

3. **Christina MacKenzie Maranon v. Town of Davie:** The Town of Davie filed a Motion for Summary Final Judgment on behalf of the Town of Davie and Police Officer Quentin Taylor seeking to dismiss both parties as defendants in this lawsuit. In response, the Plaintiffs filed an Amended Complaint naming the Town of Davie only as a defendant. Officer Taylor was no longer named a party to these proceedings. The Town thereafter, filed a Motion to Dismiss the Amended Complaint, but after hearing the Motion to Dismiss, it was denied and the Plaintiff was given leave to file a new Amended Complaint in these proceedings. As previously reported, the Plaintiff filed an Amended Complaint and our special legal counsel, Mr. McDuff, prepared and filed an appropriate answer with the Court. On May 12, 2004, the Town Attorney spoke with Mr. McDuff who advised the Town Attorney that the Plaintiff had filed a Notice requesting the Court to set this matter for trial. On October 13, 2004, the Town Attorney spoke with Mr. McDuff's legal assistant, who indicated the status of this case remains the same and no trial date has yet been set. Mr. McDuff has assured the Town Attorney that once a trial date

is scheduled by the Court, he will so advise the Town Attorney. In the meantime, Mr. McDuff remains confident that ultimately, this matter will be dismissed on the merits.

4. **Spur Road Property:** As indicated by Mr. Willi to the Town Council at its meeting of January 2, 2003, Mr. Burke advised Mr. Willi that the 4th District Court of Appeal had affirmed the decision of the Florida Department of Transportation to accept the bid of Kevin Carmichael, Trustee, for the sale and purchase of the property which forms the subject matter of the State Road 84 Spur property litigation. At the Town Council Meeting of February 5, 2003, Mr. Willi requested that the Town Council grant him authority to take whatever legal action was necessary to obtain the property in question. That authority was given to him by the Town Council. At the Town Council Meeting of November 5, 2003, the Town Council authorized Mr. Willi to retain the law firm of Becker & Poliakoff to institute an eminent domain proceeding relevant to this property. A Special Executive Session with the attorneys for Becker & Poliakoff and the Town Council was conducted on December 17, 2003. Thereafter, the Town Attorney spoke with Mr. Daniel Rosenbaum, our special legal counsel, who indicated that the attorneys in his office were finalizing with the retained professionals, the issues that have been addressed. On February 26, 2004, the Town Attorney spoke with Mr. Rosenbaum's colleague, who advised the Town Attorney that the survey the appraiser was relying upon for determining value that the Town needs to make for a determination of its good faith offer to the potential condemnee, if the Town decides to exercise its power of eminent domain, did not reflect all of the encumbrances upon the subject site. Thereafter, all of the documents pertaining to encumbrances, reservations, easements, etc., upon the site given to the attorneys by Attorneys' Title Insurance Company were forwarded to the surveyor to make sure the documents were properly reflected in the survey so the appraiser could properly appraise the property. On April 15, 2004, the Town Attorney spoke with Mr. Daniel Rosenbaum and as indicated above, Mr. Rosenbaum stated that there were two outstanding issues which were with the outside vendors that needed to be resolved before definitive action by the Town Council could be taken. One issue involved the need for additional information on a survey commenced by the Town, which had necessitated a several week delay. The surveyors indicated to Mr. Rosenbaum that they needed additional documentation and this was forwarded to them by his office. The other issue involved a meeting which was scheduled by Mr. Rosenbaum and his staff with the Town's Land Planner to conclude the available uses of the subject site. Mr. Rosenbaum indicated that after these two issues have been dealt with, he anticipated that his firm would be proceeding in such manner as to move this matter forward aggressively. On April 28, 2004, the Town Attorney spoke with Mr. Jeff Rembaum, Mr. Rosenbaum's colleague. Mr. Rembaum indicated that his office was still waiting on the Town's outside land use expert to opine as to the

available use of the site. Additionally, he indicated they were awaiting the revised survey that the appraiser could rely upon in determining the value. On May 13, 2004, the Town Attorney spoke with Mr. Rosenbaum, who indicated that his office had made significant progress on the technical issues and that all experts were on track with regard to the proposed time table for initiating the legal action. On May 26, 2004, the Town Attorney spoke with a representative for Mr. Rembaum's office, who indicated that according to her belief, the status of this matter remained the same. This was later reconfirmed by Mr. Rosenbaum personally in a telephone conversation with the Town Attorney on May 27, 2004. On June 10, 2004, the Town Attorney spoke with Mr. Rosenbaum, who indicated that the incompleteness contained in the initial survey had been addressed and his current surveyor was completing the survey so that it may then be transmitted in a workable form to the appraiser. He indicated once the appraisal had been obtained, his firm would be able to commence litigation. On June 29, 2004, the Town Attorney spoke with Attorney Jeff Rembaum, who advised that his office expected to receive the final report from the Town's land use expert within the next few days and once received, his appraiser could then finish his report. On July 26, 2004, the Town Attorney spoke with Mr. Rembaum, who indicated that his office had received the report from the land use expert as to the available uses which the appraiser needed in order to prepare its appraisal. Mr. Rembaum indicated on August 11, 2004, that Staff had recently redefined the area of potential taking to be in conformity with the Town's existing roadways. He indicated that this would require additional surveying work by his surveyor, and that his evaluation experts were currently working on their appraisal of the subject property. On August 24, 2004, the Town Attorney spoke with Attorney Jeff Rembaum as to the current status of the proposed eminent domain proceeding. Mr. Rembaum indicated once again that due to the fact that Staff had redefined the area of potential taking, that his surveyors were conducting additional surveying work which he expected to be completed shortly and this would allow his evaluation experts to complete their appraisal of the subject property. He again, indicated that it was his hope to be before the Town Council shortly with a presentation. On September 8, 2004, the Town Attorney spoke with Mr. Daniel Rosenbaum who advised the Town Attorney that the revised sketches for the proposed taking complete with drainage and related areas, was prepared on August 30, 2004, and the sketches were being reviewed by the Town Staff and experts for final consideration. On Monday, October 11, 2004, the Town Attorney was advised at the Agenda Meeting that Mr. Rembaum would appear before the Town Council at its meeting of October 20, 2004 to make a presentation regarding this potential eminent domain proceeding.

5. **DePaola v. Town of Davie:** Plaintiff DePaola filed a lawsuit against the Town of Davie and the Town filed a Motion to Dismiss. The Motion to Dismiss was heard by Judge Burnstein who requested that both sides file Memoranda of Law in support of their positions and she took the case under advisement. Both sides did

file their Memoranda of Law in support of their positions on the Town's Motion to Dismiss, and on November 13, 2002, the Court entered an Order granting the Town's Motion to Dismiss and entered an Order of Dismissal. The Court found that Mr. DePaola had administrative remedies as a career service employee, either by pursuing a civil service appeal or by a grievance procedure established under a collective bargaining agreement, but he had failed to pursue his administrative remedies. A copy the Court's Order of November 13, 2002, has been previously provided to the Town Council for its review. The Plaintiff DePaola filed a motion with the Court for re-hearing of the Town's Motion to Dismiss, which motion was denied by the Trial Court. The attorneys for DePaola filed a Notice of Appeal of the Trial Court's decision to the 4th District Court of Appeal where the matter is now pending, but failed to file their Appellate Brief within the time set by the Rules of Appellate Procedure. As indicated in prior Town Attorney Litigation Update Reports, the Town's Motion to Dismiss was filed with the 4th District Court of Appeal due to the Plaintiff's failure to file in a timely manner, its Appellate Brief, but the Motion was denied and the 4th District Court of Appeal extended the time in which the Plaintiff could file his Brief. The Plaintiff thereafter, did file his Brief and Mr. Burke's office in turn, prepared and filed its Answer Brief on December 9, 2003. Thereafter, the Appellant, Mr. DePaola, filed his Reply Brief with the 4th District Court of Appeal of Florida, and a copy has been furnished to the Town Administrator, Mayor and Councilmembers for their information. Oral argument was conducted and presented to the 4th District Court of Appeal by both sides on February 10, 2004. On April 28, 2004, the Town Attorney received a copy of the 4th District Court of Appeal's decision from Michael T. Burke, special legal counsel. The 4th District Court of Appeal reversed the lower court's Final Judgment dismissing Mr. DePaola's Complaint finding that his Complaint stated a cause of action and remanded the case to the trial court for proceedings consistent with the Court of Appeal's opinion. On May 26, 2004, the Town Attorney spoke with Mr. Burke's legal assistant who indicated that Mr. Burke's office would be filing an answer and would be ultimately scheduling the Plaintiff for deposition and would be conducting discovery in the near future. On May 27, 2004, Mr. Burke telephoned the Town Attorney to tell him that the Court would be permitting the Plaintiff to file an Amended Complaint. During the week of June 7, 2004, the Town Attorney spoke with Mr. Burke who indicated that the Plaintiff had filed an Amended Complaint and his office was preparing an appropriate response. He indicated that discovery in this matter would commence shortly. On June 25, 2004, the Town of Davie filed its Answer and Defenses to the Plaintiff's Amended Complaint. On September 8, 2004, the Town Attorney spoke with Mr. Burke who indicated that his office was continuing to conduct discovery in this matter. On September 28, 2004, the Town Attorney spoke with Mr. Burke who indicated that his office had received the Plaintiff's Answers to the Interrogatories served upon the Plaintiff as well as the documents his office had requested to be produced by the Plaintiff. On October 13, 2004, the Town Attorney spoke with Mr. Burke's legal assistant and was advised

that nothing new has transpired in this litigation since the last Litigation Update Report.

6. **City of Cooper City v. Town of Davie:** The City of Cooper City has filed a lawsuit for Declaratory Judgment and Injunctive Relief and Alternative Petitions for Writ of Quo Warranto and Certiorari alleging that a recent ordinance and a recent resolution relevant to annexation are invalid. The Town Attorney's Office prepared an appropriate Motion to Dismiss and filed same as the Town's insurance carrier has refused to provide a legal defense to this action. As the Town Council has previously been advised, this office filed its Motion to Dismiss citing Cooper City's failure to comply with pertinent provisions of the Florida Statutes. Included within those enumerated provisions cited by the Town Attorney's Office, was Cooper City's failure to adhere to the "Intergovernmental Conflict Dispute Resolution" provisions of the Florida Statutes set forth in Chapter 164. Oral argument on the Town's Motion to Dismiss was heard on March 26, 2003 at which time the Judge indicated that this was the first time a matter such as this has come before him in 19 years on the bench and accordingly, he advised both sides that he would take this matter under advisement and get back to the attorneys shortly with his decision. The Judge thereafter, ordered that Cooper City's lawsuit was to be abated until Cooper City had initiated and exhausted the provisions set forth in Chapter 164. The Town and Cooper City engaged in the conflict resolution proceedings and attempted to resolve the matter without resorting to further legal remedies. As indicated in previous Litigation Reports, the Town Attorney's Office is confident in an ultimate successful outcome of this litigation and it is the Town Attorney's position that the Judge's abatement of Cooper City's lawsuit is further proof of the Town's contention that Cooper City had prematurely and inaccurately filed the present lawsuit. The initial meeting required under the "Intergovernmental Conflict Resolution" provisions of Florida Statutes Chapter 164 was held on April 17, 2003. The meeting was attended by the Town Administrator, Mr. Willi, the City Manager of Cooper City, Mr. Farrell, along with their attorneys. The meeting had been advertised and was open to the public. As a resolution to the conflict was not reached, accordingly, pursuant to Section 164.1055, a joint meeting of the municipalities was held in order to resolve the conflict. The Town Council met in good faith, with the Cooper City Commission on September 30, 2003. Thereafter, representatives from the City of Cooper City and from the Town of Davie attended a mediation on November 13, 2003, at 1:00 P.M. before Mediator Arthur Parkhurst. A resolution of the parties' differences was not reached at mediation and accordingly, the Intergovernmental Conflict procedures failed to resolve this matter. As the Intergovernmental Conflict Resolution procedures were concluded, the Town Attorney's Office again set down its Motion to dismiss the lawsuit and for an award of attorney's fees and oral argument consisting of more than an hour was conducted on February 18, 2004, before the Court. The Town Attorney's Office was

pleased with the oral argument presented by his office and is confident in the outcome. The Judge took the matter under advisement and requested that the oral argument of the legal counsels be transcribed so that he could review the oral argument along with the various cases given to him by the Town Attorney and those that will be submitted by Cooper City in support of their respective positions.

The oral argument presented by the Town Attorney as well as that of opposing counsel has since been transcribed pursuant to the Judge's Order and a copy of same has been provided to the Administrator and members of the Town Council for their information. A copy of the transcribed oral argument was provided by the Town Attorney's Office to the Court. On April 2, 2004, the Court ruled on the Town's Motion to dismiss the 6 count Complaint filed by the City of Cooper City against the Town to invalidate Town of Davie Ordinance 2002-37 and Resolution R-2002-259. Cooper City had filed its Complaint against the Town requesting declaratory judgment and supplemental relief, petitions for a Writ of Quo Warranto and Certiorari. Upon review of the oral arguments brought by the Town Attorney's Office in opposition to those petitions for relief, the Court dismissed 5 of the 6 counts filed by Cooper City in its Complaint against the Town. The Town Attorney had successfully argued that each of the Plaintiff's counts for injunctive and declaratory relief were invalid as well as the Plaintiff's Petition for Certiorari and the sole remaining count allowed by the Court was for a Writ of Quo Warranto. The Town Attorney's Office will endeavor to have the final available count dismissed and will continue to keep the Town Council apprised of the status of this case. Shortly after the Town Attorney's Office filed its Answer to the remaining count with the Court, it began the discovery phase of this litigation. The Town Attorney's Office prepared and served upon Cooper City a Request for Production of Documents for the Town Attorney's review. Two large boxes of documents were received by the Town Attorney's Office in response to its Request for Production of Documents. Interrogatories propounded on the Plaintiff, Cooper City, were also prepared and served upon Cooper City and Cooper City's response has now been received and reviewed. Cooper City in turn, filed a Request for Production of Documents from the Town of Davie which was forwarded to the Town Administrator's Office for review. Those documents which are discoverable under the Rules of Civil Procedure have been produced by the various Staff members and on September 28, 2004, forwarded to the attorney for Cooper City. Cooper City also filed a series of Interrogatories addressed to the Town and these were also answered by the Town and the Town's response served upon Cooper City on September 28, 2004. It should be noted that the Town Staff worked diligently to gather together the production requested by Cooper City and worked closely with the Town Attorney's Office in order to respond to the Interrogatories served upon the Town. Both sides have indicated their intent to scheduled depositions of various Staff members employed by the City of Cooper City and the Town of Davie and the Town Attorney's Office will be commencing to take depositions of representatives of Cooper City shortly, as well as other potential witnesses.

7. **DMG Roadworks, LLC v. Town of Davie.** The property owner has filed a Petition for Writ of Certiorari regarding the Town of Davie's re-zoning of the parcel of land owned by DMG Road Works from the Broward County M4 Zoning District to a Town of Davie Zoning Category. This matter has been referred to special outside legal counsel, Michael Burke, has filed an Answer on behalf of the Town in response to the property owner's Petition. Oral argument was held in this matter on August 12, 2003. Judge Carney entered an Order granting DMG's Petition for Writ of Certiorari and quashing the Town Council's re-zoning of the Spur Road property to Davie M3. The Court's Order was previously forwarded to the Town Council and at its meeting of September 3, 2003, the Council gave Mr. Burke authority to seek further judicial review of the Trial Court's Order. On October 29, 2003, Mr. Burke's office filed a Petition for Writ of Certiorari with the 4th District Court of Appeal in an effort to quash the trial court's decision. On June 28, 2004, the Town Attorney's Office received correspondence from Mr. Burke indicating that an Order to Show Cause had been entered by the 4th District Court of Appeal on June 24, 2004, requiring that Respondent, DMG Roadworks file a response to show cause why the Petition for Writ of Certiorari should not be granted. The Petition filed by the Town of Davie requested that the 4th District Court of Appeal quash the Order of the trial court and reinstate the decision of the Davie Town Council which re-zoned the subject property from County M4 to Town of Davie M3. In August, 2004, Mr. Burke advised the Town Attorney that his office had received a response from DMG Roadworks to the Court's Order and that Mr. Burke's office had completed its Appellate Brief in support of the Town's appeal which it filed on or about August 27, 2004. On September 24, 2004, the Town Attorney received from Mr. Burke a copy of the 4th District Court of Appeal's Order of September 22, 2004, in which it denied the Town's Petition for Writ of Certiorari filed October 29, 2003. Mr. Burke indicated that the Order concludes this litigation. Accordingly, the Town Attorney's Office will now be closing its file on this litigation.
8. **MIGUEL LEAL V. OFFICER WILLIAM BAMFORD, ET AL:** The Plaintiff is suing 14 named police officers from various municipalities, including Lt. William H. Bamford, and K-9 Officer Banjire. It is his contention that in the course of his arrest, the officers used unnecessary force and therefore, violated his rights under 42 U.S.C. Section 1983. He is seeking compensatory damages of \$20,000,000.00 and punitive damages of \$20,000,000.00. As previously reported to the Town Council, the Town has filed an appropriate response to the Plaintiff's Complaint and the Plaintiff has been deposed and the Town is moving forward. On October 29, 2003, our special legal counsel, Mr. McDuff, filed a Motion for Summary Judgment in this matter with regard to several of the Defendants named in the lawsuit. On July 27, 2004, the Town Attorney spoke with Mr. McDuff, who confirmed that the Court had granted a partial Final Judgment in favor of certain defendants named by Mr. Leal in his lawsuit. The Court granted the Motion for Summary Judgment with

regard to Town of Davie Police Officers Anton, Bamford, and Kilpatrick. The Motion was denied as to Defendant, Squarini without prejudice to later renewing that Defendant's Motion to Dismiss. On August 25, 2004, the Town Attorney spoke with Mr. McDuff who indicated that the Plaintiff had added several new defendants to the lawsuit and he had filed a Motion for Summary Judgment regarding those individuals. On September 28, 2004, the Town Attorney spoke with Mr. McDuff's legal assistant, who advised that a trial date has now been set by the Court in this case for the week commencing May 16, 2005. Mr. McDuff continues to remain confident that the Town will ultimately prevail in this litigation. On October 13, 2004, the Town Attorney again spoke with Mr. McDuff's legal assistant in his absence, and was advised that there has been no change in the status of this litigation since the last Litigation Update Report.

9. **SESSA, ET AL V. TOWN OF DAVIE (TOWN OF DAVIE V. MALT):** As indicated in previous reports, the Town Attorney's Office successfully recovered various sums from a number of property owners relevant to the special road assessment as a result of filing several lawsuits to enforce the road assessment liens recorded against their properties. The various settlement proposals have been outlined in previous Town Attorney's Litigation Update Reports, and have each been brought before the Town Council for its consideration and ultimate approval. As each property owner has transmitted the funds to the Town, the Town Attorney's Office has filed appropriate pleadings releasing the Lis Pendens and dismissing the cases filed against these Defendants. The Town Attorney's Office continues in its efforts to recover the money owed the Town from the special road assessments. The Town Attorney's Office has filed a lawsuit against property owner, Robert Malt, to foreclose its lien on Mr. Malt's property. The Defendant filed a Motion to Dismiss, but the Court at a hearing on August 10, 2004, denied the Motion to Dismiss and ordered the Defendant to file an answer to the Complaint filed by the Town Attorneys' Office. The Town Attorney's Office recently received Mr. Malt's Answer and Affirmative Defenses to the Town's Complaint and Counterclaim and the Town Attorney's Office has filed a Motion to Strike the Defendant's Affirmative Defenses, a Motion to Dismiss the Defendant's Counterclaim and a Motion for Judgment on the Pleadings. This Motion is scheduled to be heard in the near future by the Court. At the last Town Council Meeting of October 6, 2004, the Town Council was advised that a mediation session had been scheduled for October 14, 2004, and the Town Council gave the Town Attorney authority to enter into meaningful settlement negotiations with the Defendant subject to the ultimate review and approval by the Town Council.
11. **TOWN OF DAVIE V. LAMAR ELECTRONICS, INC.:** The Town successfully prosecuted Lamar Electronics, Inc. for several violations of the Town Code before the Special Master. Lamar Electronics has filed an Appeal with the Circuit Court of Broward County. Lamar Electronics filed its Initial Brief and in response, the Town

Attorney's Office on behalf of the Town, has filed an Answer Brief. Lamar Electronics in response, filed a Reply Brief. The Town filed a Motion to Strike the Reply Brief of the property owner and after hearing, the Court allowed the Reply Brief to stand, but however, with the caveat that Lamar Electronics will not be able to utilize their argument with regard to the Right to Farm Act. The Court now has before it the various Briefs filed by the parties and the Town Attorney's Office is awaiting the Court's ruling with regard to the Defendant's appeal. As of the date of this Litigation Update Report, October 13, 2004, there has not been a ruling as yet. At the October 6, 2004 Meeting of the Town Council, it was brought to the attention of the Town Council by two residents that Lamar Electronics was again bringing additional debris onto its property in violation of the Special Master Order. The Town Council directed the Code Enforcement Division to investigate these allegations and if confirmed, to so advise the Town Attorney's Office and direct it to file for injunctive relief against Lamar Electronics.

12. **TOWN OF DAVIE V. FORMAN:** This litigation regarding a piece of property on State Road 84 is being handled by special legal counsel, Michael Burke. Administration and special legal counsel requested a Special Executive Session and the Council approved same. The Special Executive Session was held on March 3, 2004 during which the Town Council considered a possible settlement of the parties' dispute and gave direction to special legal counsel. During the week of June 7, 2004, the Town Attorney spoke with Mr. Burke who indicated that he had forwarded a proposed Stipulation of Settlement concerning the Notice of Violation issued to Forman Industrial Land, LLC regarding the storage of vehicles upon real property located adjacent to 595 and the Town of Davie, to Mr. Willi. Mr. Burke indicated that he had requested that the proposed Stipulation of Settlement be placed on the Town Council's Agenda for June 16, 2004, for the Town Council's consideration. At the June 16, 2004 Town Council Meeting, the Town Council directed Mr. Burke to enter into further negotiations with the Plaintiffs with regard to landscaping issues of concern to the Councilmembers. On August 11, 2004, the Town Attorney spoke with Mr. Burke who indicated that a revised landscape design had been forwarded to the Town by the Plaintiff, and the proposed Stipulation would again be coming before the Town Council at its August 18, 2004 meeting. At the August 18, 2004 Meeting, the Town Council considered the proposed Stipulation and approved same. On September 8, 2004, the Town Attorney spoke with Mr. Burke who indicated that he had forwarded the proposed Stipulation to the Plaintiff and had requested that they sign same and file the Stipulation with the Court. On September 28, 2004, the Town Attorney again spoke with Mr. Burke as to the status of the proposed Stipulation and was advised that he had been told by the Plaintiff that several necessary parties who needed to sign the Stipulation had been out of town, but that the proposed Stipulation would in fact be filed shortly with the Court and therefore, Mr. Burke was now awaiting receipt of the signed Order from the Court approving the Stipulation. On October 13, 2004,

the Town Attorney was advised by Mr. Burke's office that it had received a Motion filed by the Plaintiff with the Court seeking approval of the Settlement Agreement. Once the signed Order is received from the Court, a copy will be forwarded to the Town Attorney's Office for transmittal to the Town Council and Administration.

13. **FRANCIS McDONOUGH V. TOWN OF DAVIE:** Plaintiff, Francis McDonough, has filed a Complaint/Petition for Writ of Certiorari in which he is allegedly appealing the conditions imposed by the Town Council of the Town of Davie on Plaintiff's Application for a Plat Plan Approval. The Town Attorney's Office filed a Motion to Dismiss on the grounds that the Plaintiff had failed to attach the transcript of the Quasi Judicial Hearing as required by the Rules of Appellate Procedure. The Court denied the Motion to Dismiss and accordingly, the Town Attorney's Office has prepared and filed an Answer to the Complaint/Petition for Writ of Certiorari on behalf of the Town of Davie as well as a Brief in Support of its Answer. The Answer and supporting Brief were filed with the Court on September 13, 2004. The Town Attorney's Office is now awaiting a decision from the Court based upon the Briefs filed by the parties, or an Order requiring oral argument.
14. **PARK CITY MANAGEMENT CORP. AND PARK CITY ESTATES HOMEOWNERS ASSOCIATION V. TOWN OF DAVIE:** The Town has been served with a Complaint for Declaratory Relief relevant to the issue of the maintenance of the 18th Street median strip within the Park City Mobile Home Park. The Town Attorney's Office prepared a Motion to Dismiss and at the hearing, the Court held that the Complaint was brought in a procedurally correct manner and the Court will be hearing the merits of the case. In the meantime, members of the Homeowners Association have expressed their desire to withdraw as a party plaintiff in this litigation. The Plaintiff's attorney in turn, filed a Motion to Amend its Complaint to drop the Homeowners Association as a Plaintiff and to name it along with the Town of Davie as a Defendant. The Judge allowed the Plaintiff to file its Amended Complaint which names Park City Homeowners' Association as a defendant in the lawsuit. It should be noted that the jurisdictional limitations on Count II for Specific Performance of an alleged oral contract allegedly entered into between the Town of Davie and Park City Management is capped for jurisdictional purposes at the total amount of \$15,000.00 since the County Court does not have jurisdiction beyond that amount. Opposing counsel stipulated to that fact. The Town Attorney's Office prepared an Answer which it filed in response to the Complaint and has begun conducting discovery. The Town Attorney's Office recently sent out its First Request for Admissions demanding that the Plaintiff admit the correctness of the allegations set forth within that pleading. A series of Interrogatories and Request for Production of Documents was also served upon the Plaintiff by the Town Attorney's Office. A response to the Request for Admissions and Answers to the Interrogatories have been received. In the meantime, Co-Defendant, Park City Estates Homeowners Association has hired an attorney to

represent its interest and has filed a Motion to Dismiss the Complaint as to that Defendant. A hearing on the Homeowners' Motion to Dismiss was previously scheduled for early September, 2004, but due to the hurricane, the hearing was canceled as the courts were closed. The attorney for the Homeowners' Association had rescheduled the hearing on his Motion to Dismiss and it shall be heard later this month.

15. **FEINGOLD V. TOWN OF DAVIE:** The Town Attorney has been advised by Mr. McDuff's office that a Complaint was filed against the Town of Davie alleging that the Plaintiff, while riding his horse, had been thrown from the horse by electrical wiring and is claiming bodily injury and has sued the Town and FPL. On August 10, 2004, the Town Attorney spoke with Mr. McDuff's legal assistant, who indicated that his office had filed a Motion to Dismiss the Complaint as it pertains to the Town of Davie and said Motion is still pending. On September 8, 2004, the Town Attorney again discussed this litigation with Mr. McDuff, who indicated that several depositions have been taken of various witnesses and that Mr. Feingold's deposition would be taken shortly. On September 28, 2004, the Town Attorney spoke with Mr. McDuff's legal assistant in his absence, who indicated that due to the recent hurricanes, a number of the depositions that had been scheduled had been canceled and rescheduled. On October 13, 2004, the Town Attorney again spoke with Mr. McDuff's legal assistant and was advised that the Plaintiff's deposition is now scheduled to be taken on October 28, 2004. She further added that there had been little change in the status of this litigation since the last Litigation Update Report of September 29, 2004.
16. **LAKEWOOD TRAVEL PARK V. TOWN OF DAVIE AND JOLMY:** On July 26, 2004, the Town Attorney spoke with Mr. Burke, who indicated that the Plaintiff had instituted a lawsuit contesting the Town's approval of the subject site plan. Mr. Burke has indicated that his office has filed a Brief on behalf of the Town in response to the Complaint filed by the Plaintiff. On September 8, 2004, the Town Attorney spoke with Mr. Burke who advised the Town Attorney's Office that the matter had been fully briefed. On September 28, 2004, Mr. Burke advised the Town Attorney that the Court would either issue a decision based upon the Briefs filed by the parties, or would order oral argument. On October 13, 2004, the Town Attorney was advised by Mr. Burke's office that there had been no change in the status of this litigation since the last Town Attorney's Litigation Update Report.
17. **TOWN OF DAVIE V. CARMAX SUPERSTORES:** The Special Master ruled in favor of the Town on the trial level and the Respondent, Carmax, appealed the ruling to the Circuit Court of Broward County and filed an Initial Brief. The Town Attorney's Office in response, filed an Answer Brief to the Initial Brief and the Town Attorney's Office is currently awaiting receipt of a Reply Brief, if any, filed by the Respondent. Once the case has been fully briefed, then the Town Attorney's

Office will await either a decision from the Court based upon the Briefs, or an Order requiring oral argument.

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